

ROSS PLUMBING

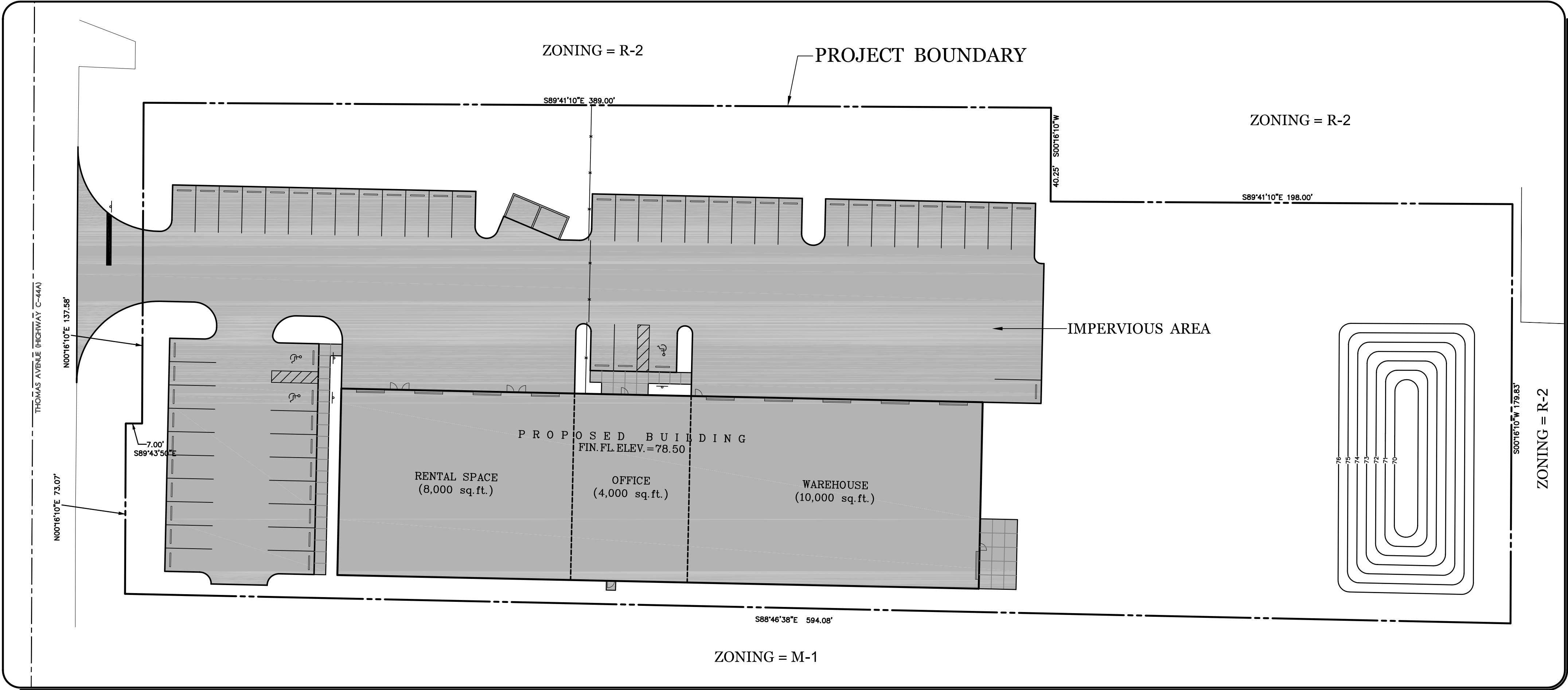
LEESBURG, FLORIDA

GENERAL NOTES

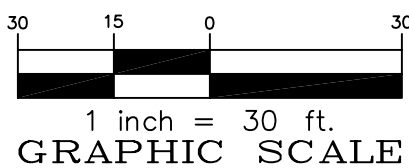
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY HALL-FARNER AND ASSOCIATES, INC., DATED 11/13/06.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEESBURG, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF LEESBURG WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF LEESBURG REQUIREMENTS.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE OWNER WILL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.

LEGAL DESCRIPTION

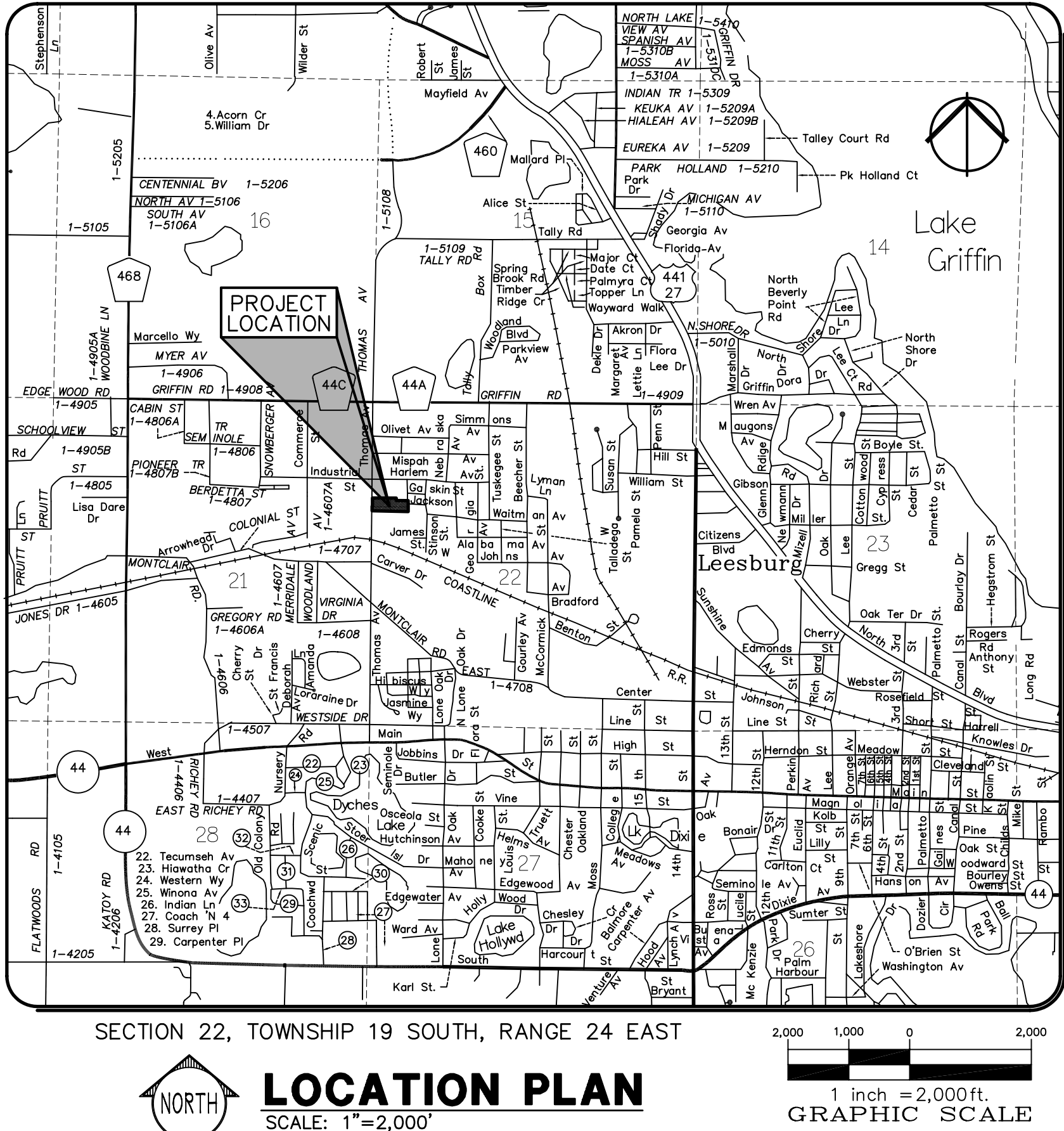
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S.89°41'10"E., ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 40.0 FEET TO THE EAST RIGHT-OF-WAY OF THOMAS ROAD, (HIGHWAY NO. C-44A); THENCE S.00°16'10"E., ALONG SAID EAST RIGHT-OF-WAY OF THOMAS ROAD, 379.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN S.89°41'10"E., PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 389.00 FEET; THENCE S.00°16'10"W., 40.25 FEET TO A POINT THAT IS 420.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S.89°41'10"E., PARALLEL WITH SAID NORTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, 198.00 FEET; THENCE S.00°16'10"W., 179.83 FEET; THENCE N.88°46'38"W., 594.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THOMAS ROAD; THENCE ALONG RIGHT-OF-WAY OF THOMAS ROAD THE FOLLOWING THREE COURSES: N.00°16'10"E., 73.07 FEET; S.89°43'50"E., 7.00 FEET; AND N.00°16'10"E., 137.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2.74 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.



SITE PLAN
SCALE: 1"=30'



SHEET INDEX	
C1.1	COVER SHEET
C2.1	EROSION CONTROL PLAN
C3.1	GEOMETRY PLAN
C4.1	GRADING AND UTILITY PLAN
C5.1	DETAIL SHEET
C5.2	GENERAL UTILITY DETAILS
C5.3	TYPICAL WATER DETAILS
C6.1	LANDSCAPE & TREE REMOVAL PLAN



LOCATION PLAN
SCALE: 1"=2,000'

SITE DATA

PROJECT AREA = 118,996 sq. ft. = 2.73 acres
PROPOSED IMPERVIOUS AREA = 56,631 sq. ft. = 1.30 acres
PERCENT IMPERVIOUS AREA = 47.62%
FLOOD ZONE = "X"
ZONING = "M-1"
PROPOSED USE OF SITE = CONTRACTOR OFFICE, STORAGE
BUILDING SQUARE FOOTAGE = 22,000 sq. ft.
PARKING REQUIRED:
RENTAL SPACE: 1 space/250 sq. ft.
OFFICE SPACE: 1 space/250 sq. ft.
WAREHOUSE SPACE: 1 space/5000 sq. ft. + 1 space per employee
REQUIRED:
RENTAL SPACE = 8000/250 = 32 spaces
OFFICE SPACE = 4000/250 = 16 spaces
WAREHOUSE SPACE = 10000/5000 = 2 spaces
EMPLOYEES = 4 spaces
TOTAL PARKING REQUIRED = 54 spaces
PARKING PROVIDED = 54 spaces
HANDICAP PARKING REQUIRED = 3 HANDICAP SPACES
HANDICAP PARKING PROVIDED = 3 HANDICAP SPACES
WATER = CITY OF LEESBURG
SEWER = CITY OF LEESBURG

OWNER

TERRY ROSS, PRESIDENT
THOMAS AVENUE, LLC
2204 W. GRIFFIN ROAD
LEESBURG, FL 34748
PHONE (352) 728-6053
FAX (352) 728-2805

ENGINEER

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SURVEYOR

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FAX (352) 787-0767

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 38800

DATE

DRAWN	REV. #	REV. #	REV. #	REV. #
R.S.H.				
CHECKED: K.E.R.				
SCALE: AS NOTED				
DATE: 11/5/07				
PROJECT NO: 06.39				